076.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	708,900 / 708,900
					USE VALUE:	708,900 / 708,900
					ASSESSED:	708,900 / 708,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RICE MATTHEW D/CARLA
Owner 2:	
Owner 3:	
Street 1:	35 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON WARREN R--ETAL -
Owner 2:	DAVIDSON DOROTHY E -
Street 1:	35 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Wood Shingle Exterior and 2108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7560.000	254,100	2,000	452,800	708,900
Total Card	0.174	254,100	2,000	452,800	708,900
Total Parcel	0.174	254,100	2,000	452,800	708,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.26 /Parcel: 336.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47871

GIS Ref

GIS Ref

Insp Date 11/07/18

!6312!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,100	2000	7,560.	452,800	708,900		Year end	12/23/2021
2021	101	FV	245,600	2000	7,560.	452,800	700,400		Year End Roll	12/10/2020
2020	101	FV	245,700	2000	7,560.	452,800	700,500	700,500	Year End Roll	12/18/2019
2019	101	FV	202,800	2000	7,560.	420,400	625,200	625,200	Year End Roll	1/3/2019
2018	101	FV	202,800	2000	7,560.	420,400	625,200	625,200	Year End Roll	12/20/2017
2017	101	FV	202,800	2000	7,560.	368,700	573,500	573,500	Year End Roll	1/3/2017
2016	101	FV	202,800	2000	7,560.	336,300	541,100	541,100	Year End	1/4/2016
2015	101	FV	190,500	2000	7,560.	297,500	490,000	490,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:41:29

LAST REV

Date	Time
07/23/19	10:47:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6312

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIDSON WARREN	34328-311		12/17/2001	Family	358,000	No	No		
	8444-311		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	47871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2011	414	Wood Dec	16,750					

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
1/24/2009	Meas/Inspect	336	PATRIOT
3/5/2002	MLS	MM	Mary M
11/22/1999	Inspected	267	PATRIOT
11/8/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
7/28/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7560		Sq. Ft.	Site		0	70.	0.86	12									452,762						452,800	

Total AC/HA:	0.17355	Total SF/SM:	7560	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,762	Spl Credit		Total:	452,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.31329751
Const Adj.:	0.98284173
Adj $ / SQ:	141.984
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368265
Depreciation:	114162
Depreciated Total:	254103

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

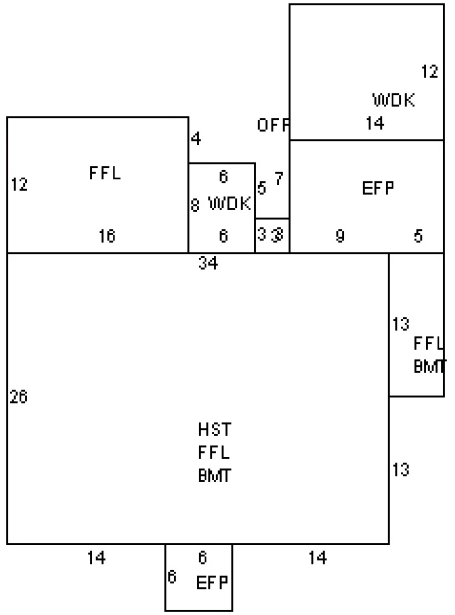
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	141.98
Special Features:	0	Val/Su Net:	86.63
Final Total:	254100	Val/Su SzAd	160.52

SKETCH



SUB AREA

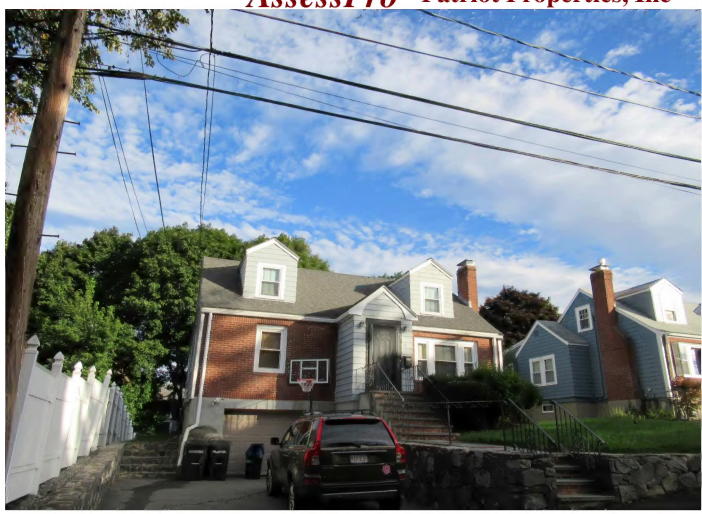
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,141	141.980	162,004
BMT	Basement	949	50.770	48,184
HST	Half Story	442	136.300	60,247
WDK	Deck	216	10.450	2,257
EFP	Enclos Porch	176	41.960	7,385
OFP	Open Porch	9	43.250	389
	Net Sketched Area:	2,933	Total:	280,466
Size Ad	1583	Gross Area	3375	FinArea 2108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	
HST	100	UNF	10		

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X14	G	AV	2011	18.66	T	6.4	101			2,000			2,000

More: N | Total Yard Items: 2,000 | Total Special Featues: | Total: 2,000